

Development Services

Special Use License Application

"To assist development and improve the quality of life for the citizens of Bryan."



CITY OF BRYAN
The Good Life. Texas Style.

Minimum Submittal Requirements

- ☒ Completed and signed application form

For Office Use Only

Case Contacts BW/CEK

Case Number SU06-02

Property Owner Information

Name _____
Mailing Address _____
City _____ State _____ Zip Code _____
Phone Number _____ Fax Number _____
E-mail Address _____

Applicant Information

Name DALE CHRISTIAN, JEFFERSON CHRISTIAN Custom Homes
Mailing Address PO 10748
City CS State TX Zip Code 77842
Phone Number 979-694-1272 Fax Number 694-8443
E-mail Address dale@jeffersonchristian.net

Agent or Engineer Information

Name THE LAND DESIGN GROUP, INC.
Mailing Address 3707 SOUTH COLLEGE
City BRYAN State TEXAS Zip Code 77801
Phone Number 979 846 2775 Fax Number 979 260 0626
E-mail Address LARRY@THELANDDESIGNGROUP.COM

R302236

03/29/2008 13:35 FAX 979280362d

003

Application is hereby made for a special use license to allow an encroachment onto public property, public right-of-way, or both, as described below:

STONE RETAINING WALL,
CONCRETE DRIVEWAY & SIDEWALK, SPRINKLER SYSTEM,
PLANTINGS

The special use license is for the purpose of permitting the following activity, improvement, facility, or proposed use

SITE ACCESS AND AESTHETIC

Duration of Special Use License Request:

Date(s): PERMANENT IMPROVEMENTS

Time(s):

Certification

I hereby certify that I am the owner of the above described property for the purposes of this application. I am respectfully requesting processing and approval of the above referenced application. I agree to comply with the requirements in all applicable codes. I agree to provide all necessary information concerning this request. I certify that I have been informed and understand the regulations regarding this process as specified by City Ordinance.

Owner's Signature

Owner's Printed Name

I also hereby authorize the Applicant, Agent, and/or Engineer listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principal contacts with the City in processing this application.

Owner's Signature

Owner's Printed Name

Applicant's Signature

DALE CHRISTIAN
Applicant's Printed Name

Agent/Engineer's Signature

LARRY SCHUECKLER
Agent/Engineer's Printed Name

004

If the Site Review Committee approves the encroachment, the special use license shall be issued to the licensee upon receipt of the following items:

- (1) A certificate of liability insurance, to be kept in full force and effect throughout the term of the special use license. If the policy is not so maintained, the license shall automatically become void. The conditions of the policy shall be as follows:

The insurance policy shall be issued by an insurance company authorized to do business in the State of Texas and shall be reviewed by the city attorney. The policy shall provide in substance that the insurer will defend against all claims and lawsuits which arise and will pay any final judgment of a court of competent jurisdiction against the City, its officers, agents, servants or employees and the licensee, its agents, servants or employees. The minimum amounts of such insurance shall be two hundred fifty thousand dollars and no cents (\$250,000.00) for death of or injury to any person in any one accident, five hundred thousand dollars and no cents (\$500,000.00) for death of or injury to two or more persons in any one accident, and one hundred thousand dollars and no cents (\$100,000.00) for property damage arising out of any one accident or other cause. The minimum amounts of insurance coverage may be increased by the City when it is in the best interest of the public.

The policy of insurance shall name both the licensee and the City as insurers to the full amount of the policy limits. Such policy shall insure to the benefit of any person in whose favor a judgment may be rendered, but may contain a provision that suit against the insurer may not be brought until the licensee has failed to pay the final judgment of a court of competent jurisdiction against him.

The policy shall contain a provision that it may not be cancelled, revoked or annulled by the insurer without giving the City ten days prior to written notice. The licensee shall not surrender or release such policy without filing in lieu thereof another policy complying with the requirements of this Section, or surrendering the special use license.

Neither the City or any officer or employee thereof shall be liable for the financial responsibility of any insurer, or in any manner become liable for any claim, act, or omission, relating to the licensee's use of the public right-of-way.

- (2) A hold harmless and indemnification form, in which the licensee agrees to indemnify, defend and hold harmless the City, its officers, agents, servants and employees from any and all claims, losses, damages, causes of action, suits, and liability of any kind, including all expenses of litigation for injury or death of any person, or for damage to any property, arising out of or in connection with licensee's use of the public right-of-way.

Please attach the following to this completed application form:

- (1) A plan of the area being requested for a special use license, showing all adjacent lot(s), easement(s), or other improvements contained on the public right-of-way and any and all improvements to be placed on such by the applicant.
- (2) A transmittal letter including specific information, special circumstances or conditions which apply to the request.

003

STATE OF TEXAS
COUNTY OF BRAZOS

HOLD HARMLESS AND INDEMNIFICATION AGREEMENT

WHEREAS, LARRY SCHUECKEL is desirous of placing STONE RET. WALL in the right-of-way in front of the property owned by — bearing the street address of 2950 N. TRADITIONS BLVD., Bryan, Texas; and

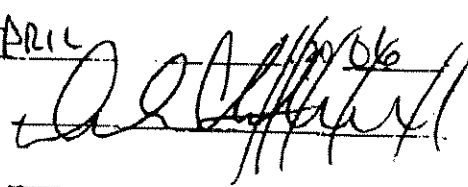
WHEREAS, the placement of said STONE RETAINING WALL in the CITY OF BRYAN's right-of-way cannot be performed without the acquiescence of the said CITY OF BRYAN upon such terms and conditions as it deems necessary for the public good.

NOW, THEREFORE, for and in consideration of the acquiescence of the said CITY OF BRYAN to the placement of said STONE RETAINING WALL in the right-of-way in front of through 2950 N. TRADITIONS, Bryan, Texas, I, DALE CHRISTIAN, on my behalf and on behalf of my heirs, executors, administrators, assigns and successors, do hereby covenant and agree as follows:

I, DALE CHRISTIAN, agree to indemnify, hold harmless and release the CITY OF BRYAN, its officers, agents, employees and representatives from any and all loss of cost, expense or damage resulting from or arising out of, any accident or occurrence causing injury or death to any person, or injury, destruction or loss of any property due to the placement of STONE RETAINING WALL in the right-of-way in front of the property located at 2950 N. TRADITIONS BLVD., Bryan, Texas

I, DALE CHRISTIAN, further agree that should any action or proceedings be brought against the CITY OF BRYAN by reason of any claim related to the above-referenced STONE RETAINING WALL, I, upon written notice from the CITY OF BRYAN, shall, at my own expense, resist and defend same. It is my intention that this Agreement be considered to be a covenant running with the title to the aforementioned property

WITNESS MY HAND this — day of APRIL



STATE OF TEXAS
COUNTY OF BRAZOS

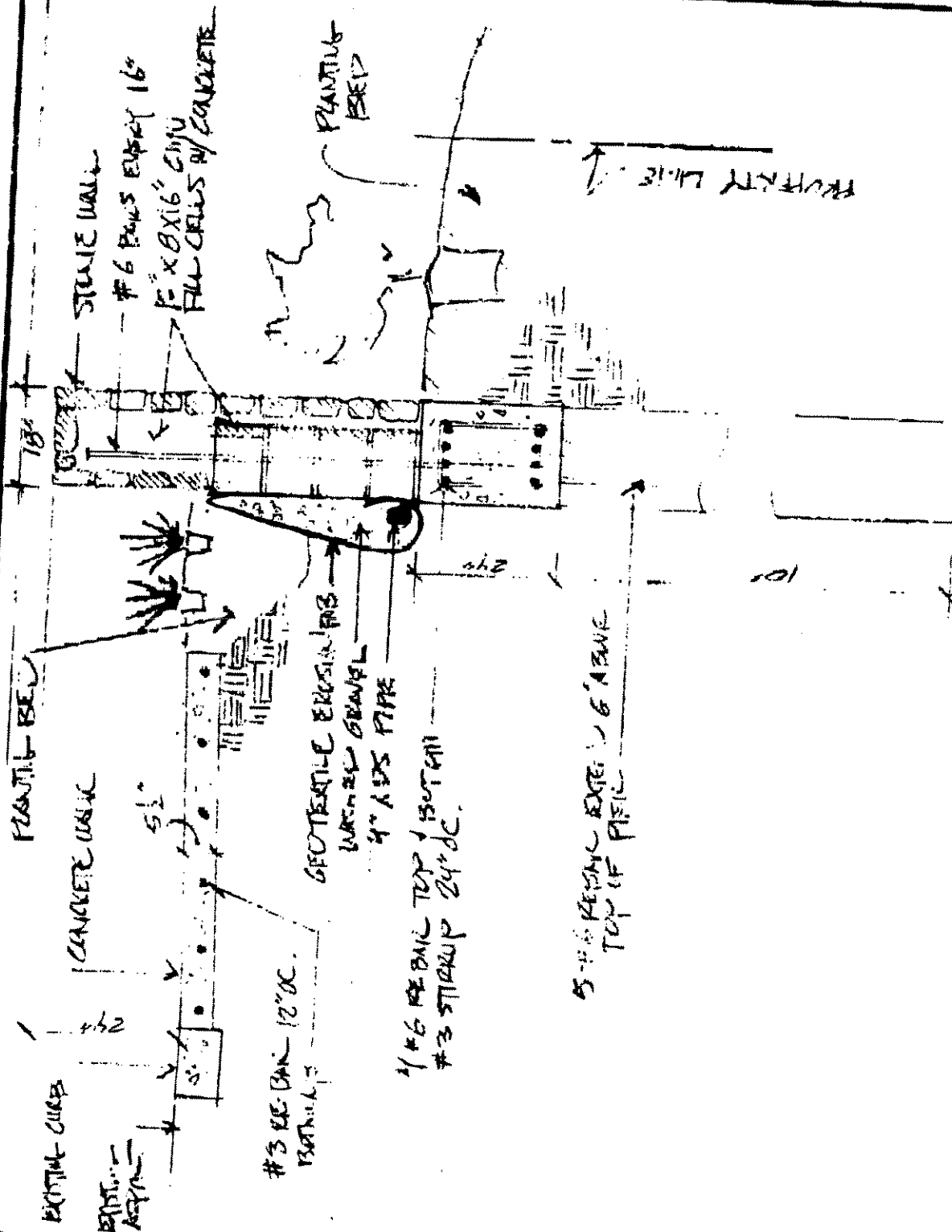
This instrument was acknowledged before me on this the — day of —, 20—, by —

NOTARY PUBLIC, STATE OF TEXAS

| |
|--|
| ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED |
| DATE 08-09-2001 BY SP-6 BTJ/bjs |
| REASON FOR DECLASSIFICATION 25X |
| AUTHORITY E.O. 12958, SECTION 1.4 |
| COMMENTS |

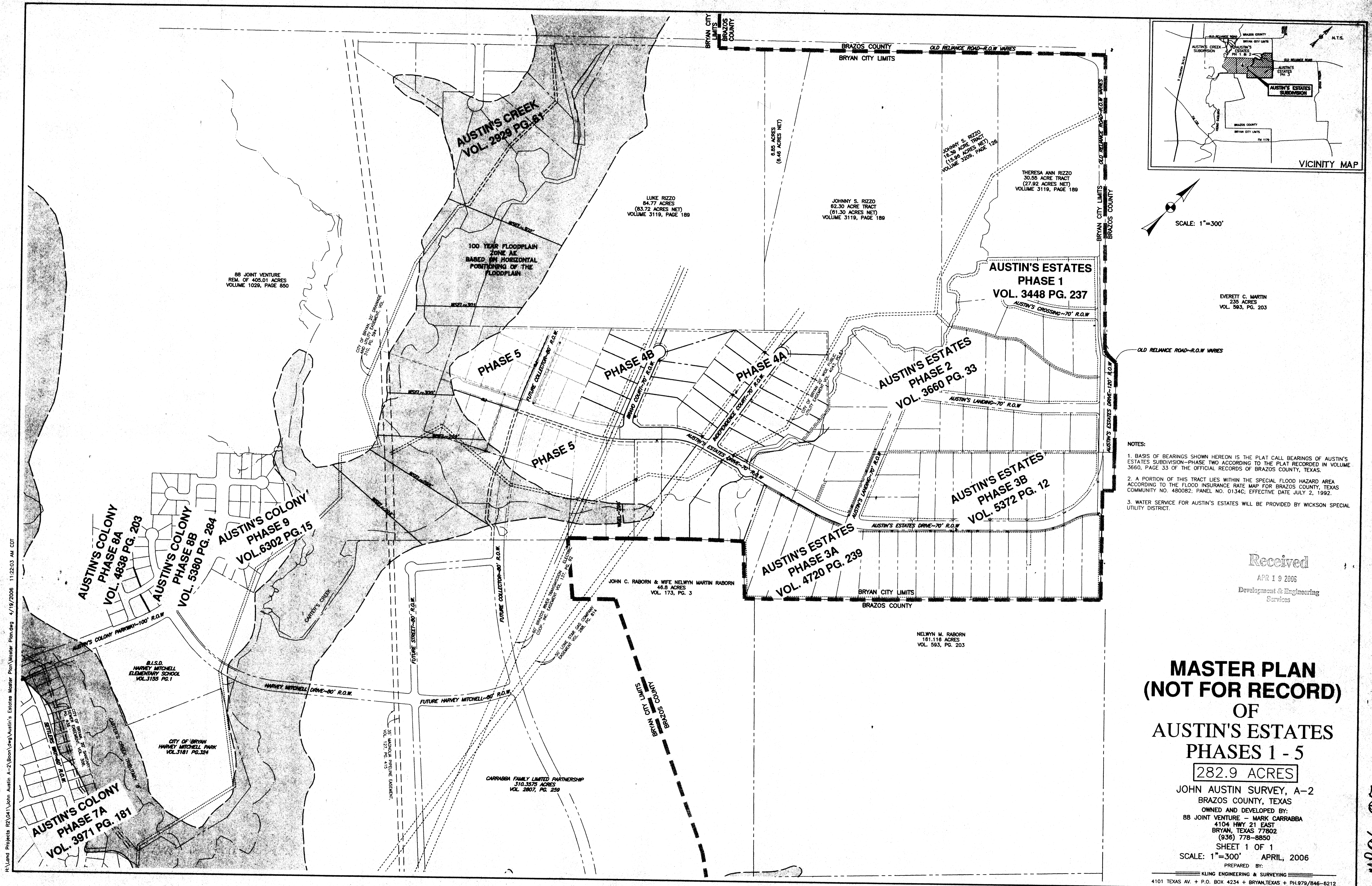
the land design group inc.
2475 SOUTH LAUREL AVE.
DENVER COLORADO 80214
2950 NORTH TRADITIONE BLVD

| | |
|----------|----------|
| DATE | 10/10/10 |
| TIME | 10:10 |
| LOCATION | 1010 |
| NAME | 1010 |
| ADDRESS | 1010 |
| CITY | 1010 |
| STATE | 1010 |
| ZIP | 1010 |
| PHONE | 1010 |
| FAX | 1010 |
| E-MAIL | 1010 |
| WEBSITE | 1010 |
| OTHER | 1010 |



SECTION 1: SIZE AND SHAPE

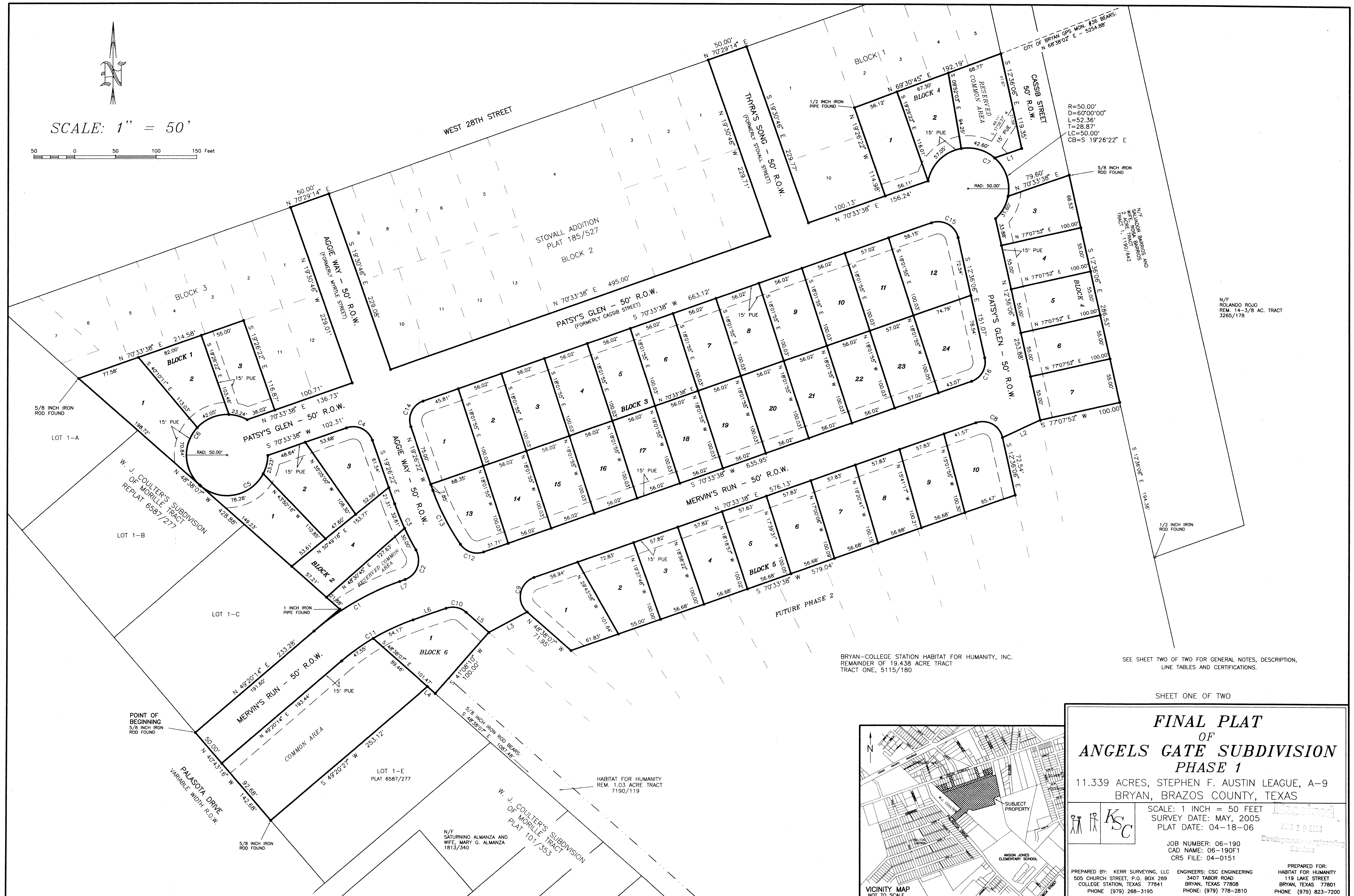
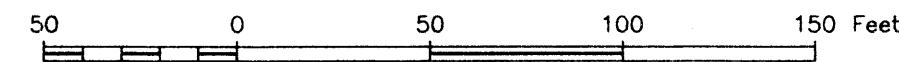
scale 1/2" = 1'-0"



MP06-05



SCALE: 1" = 50'



BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC.
REMAINDER OF 19.438 ACRE TRACT
TRACT ONE, 5115/180

SEE SHEET TWO OF TWO FOR GENERAL NOTES, DESCRIPTION,
LINE TABLES AND CERTIFICATIONS.

SHEET ONE OF TWO

FINAL PLAT
OF
ANGELS GATE SUBDIVISION
PHASE 1
11.339 ACRES, STEPHEN F. AUSTIN LEAGUE, A-9
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: MAY, 2005
PLAT DATE: 04-18-06

JOB NUMBER: 06-190
CAD NAME: 06-190F1
CRS FILE: 04-0151

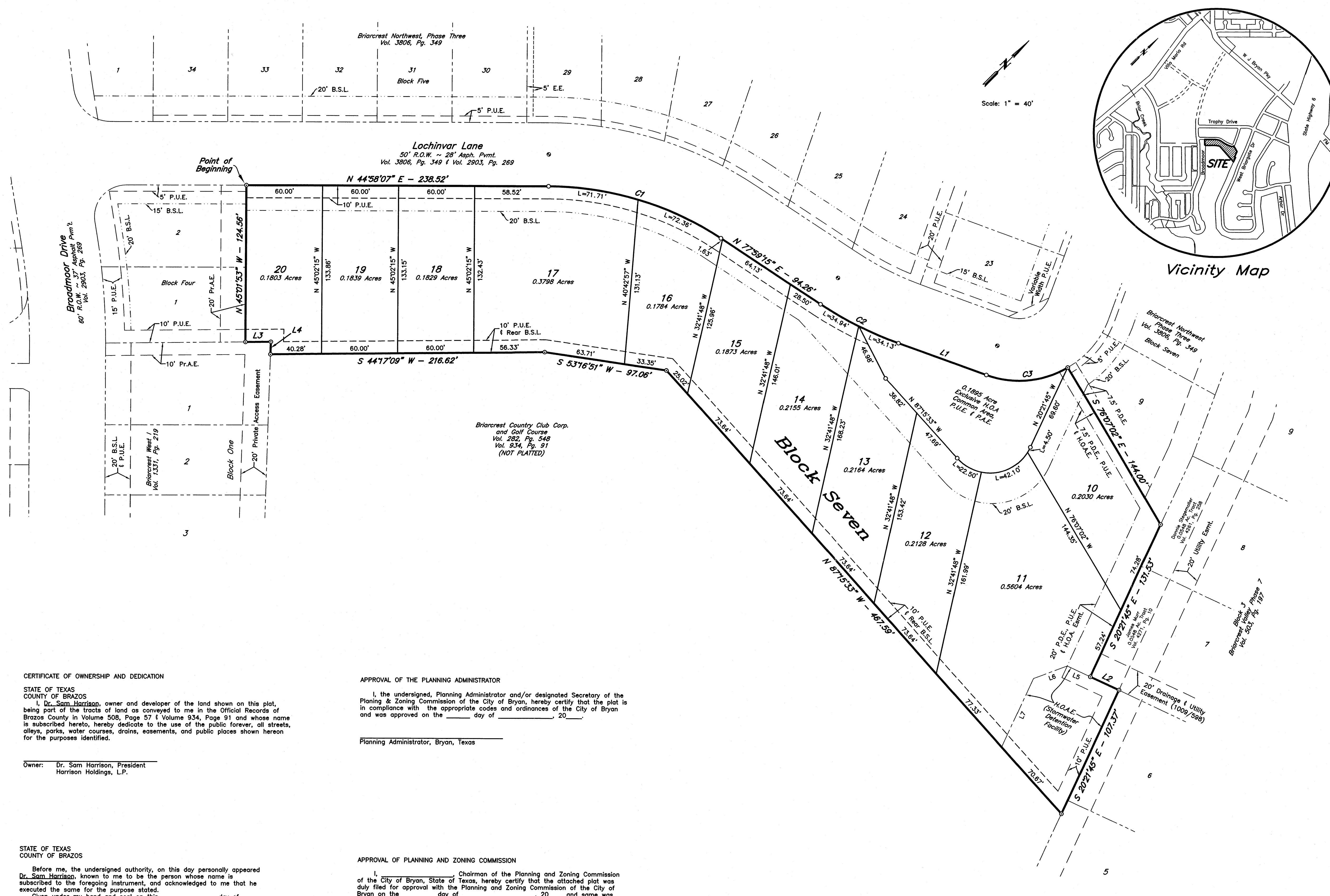
PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

ENGINEERS: CSC ENGINEERING
3407 TABOR ROAD
BRYAN, TEXAS 77808
PHONE (979) 778-2810

PREPARED FOR:
HABITAT FOR HUMANITY
119 LAKE STREET
BRYAN, TEXAS 77801
PHONE (979) 823-7200



FP06-06



FIELD NOTES
2.890 Acres

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2 in Bryan, Brazos County, Texas and being a portion of the 21,0785 acre tract conveyed to W. C. Davis and Richard H. Harrison III, et al by Ted Wilkinson, Inc. by deed dated January 26, 1982 and recorded in Volume 508, Page 57 of the Deed Records of Brazos County, Texas (B.C.D.R.) and being a portion of the 1,5470 Acre Tract of land conveyed to R.H. Harrison, Trustee, by the Briarcrest Country Club Corporation by deed dated November 11, 1986 and recorded in Volume 534, Page 91 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the north corner of Lot 2, Block 4, BRIARCREST NORTHWEST, PHASE ONE as recorded in Volume 2903, Page 269 (O.R.B.C.), being in the southeast right-of-way line of Lochinvar Lane (based on a 50' width) and said iron rod being a corner in the south line of BRIARCREST NORTHWEST, PHASE THREE as recorded in Volume 3806, Page 349 (O.R.B.C.);

THENCE: along the said southeast right-of-way line of Lochinvar Lane for the following six (6) calls:

- 1) N 44° 58' 07" E for a distance of 238.52 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right;
- 2) 144.07 feet along the arc of said curve having a central angle of 33° 01' 08", a radius of 250.00 feet, a tangent of 74.10 feet and a long chord bearing N 61° 28' 41" E at a distance of 142.09 feet to a found 3/4-inch iron pipe for the Point of Tangency;
- 3) N 77° 59' 15" E for a distance of 94.26 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left;
- 4) 69.08 feet along the arc of said curve having a central angle of 13° 11' 33", a radius of 300.00 feet, a tangent of 34.69 feet and a long chord bearing N 71° 23' 29" E at a distance of 68.92 feet to a found 3/4-inch iron pipe for the Point of Tangency;
- 5) N 64° 47' 42" E for a distance of 74.00 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left;
- 6) 68.64 feet along the arc of said curve having a central angle of 50° 54' 45", a radius of 75.00 feet, a tangent of 35.70 feet and a long chord bearing N 39° 20' 20" E at a distance of 64.47 feet to a found 1/2-inch iron rod for corner, said iron rod marking the southwest corner of Lot 9, Block Seven of said BRIARCREST NORTHWEST, PHASE THREE;

THENCE: S 76° 07' 02" E for a distance of 144.00 feet to a found 1/2-inch iron rod for corner, said corner being in the southwest line of a 0.0548 acre tract conveyed to William Spencer, et ux by deed recorded in Volume 1252, Page 668 (O.R.B.C.);

THENCE: S 20° 21' 45" E along the said 0.0548 acre tract and the southwest line of the First Bank and Trust, 0.0548 acre tract described in Volume 1009, Page 598 (O.R.B.C.) for a distance of 131.53 feet to a found 1/2-inch iron rod for corner;

THENCE: N 69° 38' 15" E along the said 0.0548 acre tract for a distance of 25.00 feet to a found 1/2-inch iron rod marking the west corner of Lot 6, Block 3 of Briarcrest Valley, Phase 7 as recorded in Volume 503, Page 197 (O.R.B.C.);

THENCE: S 20° 21' 45" E along the southwest line of said Briarcrest Valley, Phase 7 for a distance of 107.37 feet to a found 1/2-inch iron rod for corner, said iron rod also being a corner in the north line of a Briarcrest Country Club Corporation tract as recorded in Volume 282, Page 548 (B.C.D.R.) and Volume 934, Page 91 (O.R.B.C.);

THENCE: along the common line of this tract and the Briarcrest Country Club Corporation tract for the following three (3) calls:

- 1) N 87° 15' 33" W for a distance of 467.59 feet to a found 1/2-inch iron rod for corner;
- 2) S 53° 16' 51" W for a distance of 97.06 feet to a found 1/2-inch iron rod for corner and
- 3) S 44° 17' 09" W for a distance of 216.62 feet to a 1/2-inch iron rod set for corner, said corner being in the northeast line of Lot 1, Block One of Briarcrest West 1 as recorded in Volume 1331, Page 219;

THENCE: N 43° 28' 02" W for a distance of 10.01 feet to a found 1/2-inch iron rod for corner, said iron rod marking the north corner of said Briarcrest West 1;

THENCE: S 44° 20' 40" W for a distance of 20.01 feet to a found 1/2-inch iron rod for corner, said iron rod being in the northwest line of said Briarcrest West 1 and marking the east corner of Lot 1, Block Four of said Briarcrest Northwest, Phase One;

THENCE: N 45° 01' 53" W for a distance of 124.56 feet to the POINT OF BEGINNING and containing 2.890 Acres of land, more or less.

GENERAL NOTES:

1. Basis of Bearings: Monuments found and record calls along the southeast line of Briarcrest Northwest Phase Three as recorded in Volume 3806, Page 349 of the Official Records of Brazos County, Texas, were used as the basis of the bearings shown on this plat.
2. ZONING: Current Zoning: PD-H - Single Family Residential Lots
3. This property is not located within the 100-year flood plain as shown on the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100134 C, effective July 2, 1992.
4. Building Setbacks: Front: 20' Min.
Side: 5' Min.
Rear: Defined by Utility Easements.
5. Sidewalks exist along both sides of all streets.
6. Parkland Dedication Requirements will be satisfied through a cash payment according to Chapter 130 Bryan Code of Ordinances.
7. On-site stormwater detention has been provided by the developer in Briarcrest West and near the east corner of the site.
8. The Stormwater Detention Facility and Common Area shall be owned and maintained by the Homeowner's Association.
9. Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.

○ - Indicates 3/4" Iron Pipe found
⊙ - Indicates 1/2" Iron Rod found
⊙ - PK Nail Control Monuments set in Asphalt Pavement, at & Intersections and the & radius of culdesacs.

10. Abbreviations

| | |
|----------|-----------------------------------|
| B.S.L. | - Building Setback Line |
| E.E. | - Electrical Easement |
| H.O.A. | - Homeowners Association |
| H.O.A.E. | - Homeowners Association Easement |
| P.U.E. | - Public Utility Easement |
| P.D.E. | - Public Drainage Easement |
| Pr.A.E. | - Private Access Easement |

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dr. Sam Harrison, owner and developer of the land shown on this plat, being part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 508, Page 57 & Volume 934, Page 91 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner: Dr. Sam Harrison, President
Harrison Holdings, L.P.

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of ____, 20__.

Planning Administrator, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ____ day of ____, 20__, and same was duly approved on the ____ day of ____, 20__ by said Commission.

Chairman, Planning and Zoning Commission

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared Dr. Sam Harrison, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this ____ day of ____, 20__.

Notary Public, Brazos County, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER

I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of ____, 20__.

Development Engineer, Bryan, Texas

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 64°47'42" E | 74.00' |
| L2 | N 69°38'15" E | 25.00' |
| L3 | S 44°20'40" W | 20.01' |
| L4 | N 43°28'02" W | 10.01' |
| L5 | N 69°38'15" E | 20.00' |
| L6 | N 24°38'15" E | 28.28' |
| L7 | N 20°21'45" W | 59.64' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | BRO. | CHORD |
|-------|-----------|---------|---------|---------|---------------|---------|-------|
| C1 | 33°01'08" | 250.00' | 144.07' | 74.10' | N 61°28'41" E | 142.09' | |
| C2 | 13°11'33" | 300.00' | 69.08' | 34.69' | N 71°23'29" E | 68.92' | |
| C3 | 50°54'45" | 75.00' | 66.64' | 35.70' | N 39°20'20" E | 64.47' | |

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Kevin R. McClure, R.P.L.S. No. 5650

FINAL PLAT

BRIARCREST NORTHWEST

PHASE FOUR

BLOCK SEVEN, LOTS 10 THRU 20

2.890 Acres

JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

APRIL, 2006
SCALE: 1" = 40'

Owner:
Harrison Holdings, L.P.
Dr. Sam Harrison, President
3201 University Dr., Suite 370
Bryan, TX 77802
(979) 731-8660

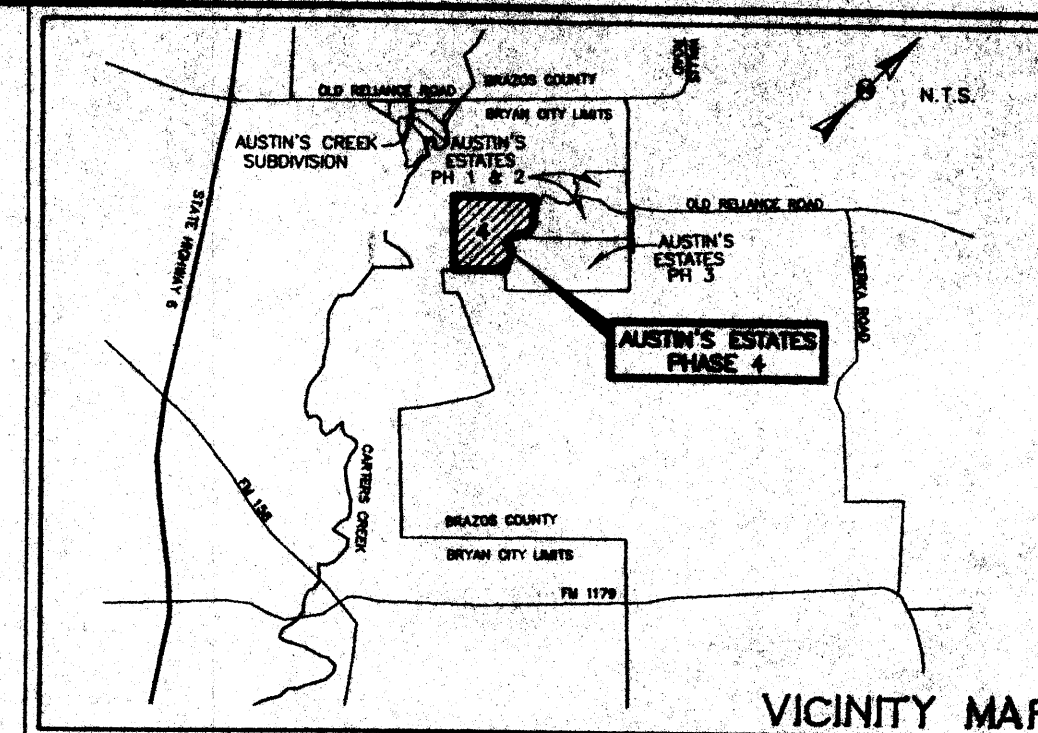
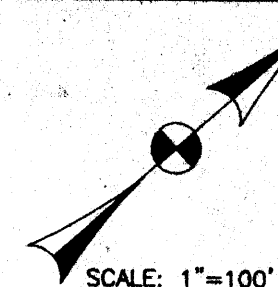
Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

FP06-07

NOTES:

1. BASIS OF BEARINGS SHOWN HEREON IS THE PLAT CALL BEARINGS OF AUSTIN'S ESTATES SUBDIVISION-PHASE TWO ACCORDING TO THE PLAT RECORDED IN VOLUME 3660, PAGE 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. THIS 49.60 ACRE TRACT IS PART OF THE 88 JOINT VENTURE 405.01 AC. TRACT AS RECORDED IN VOL. 1029, PG. 850 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS.
3. A PORTION OF THIS TRACT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS COMMUNITY NO. 480082; PANEL NO. 0134C; EFFECTIVE DATE JULY 2, 1992.
4. THE FOLLOWING BUILDING SETBACKS APPLY:

| FRONT | SIDE | REAR | SIDE STREET |
|-------|------|------|-------------|
| 45' | 25' | 15' | 45' |
5. PHASE ACRES:
 PHASE 4A: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1-15 = 17.46 ACRES.
 4A: RESIDENTIAL LOTS IN BLOCK 2, LOTS 1-4 = 10.60 ACRES.
 4B: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1-11 = 13.01 ACRES.
 4B: RESIDENTIAL LOTS IN BLOCK 2, LOTS 1 = 3.60 ACRES
6. 1/2" IRON RODS SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
7. WATER SERVICE FOR AUSTIN'S ESTATES PHASE 4 WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.



| LOT LINE | LINE BEARING | TABLE DISTANCE | DRAINAGE EASEMENT METES: |
|----------|--------------|----------------|--------------------------|
| L1 | N62°45'49"E | 8.29' | L23 S15°57'30"E 28.12' |
| L2 | N52°14'12"E | 183.41' | L24 S05°27'50"E 38.96' |
| L3 | N44°03'10"W | 11.50' | L25 S47°45'43"W 97.29' |
| L4 | N67°56'56"E | 15.00' | L26 N53°19'14"W 50.00' |
| L5 | N81°04'34"E | 62.21' | L27 N11°22'03"W 89.71' |
| L6 | N43°56'50"E | 29.19' | |
| L7 | N74°02'30"E | 37.17' | |
| L8 | N81°02'51"E | 15.00' | |
| L9 | N40°18'32"E | 28.93' | |
| L10 | S74°02'30"W | 37.93' | |
| L11 | S36°21'48"W | 43.16' | |
| L12 | S74°02'30"W | 40.41' | |
| L13 | N75°49'50"W | 52.56' | |
| L14 | S43°56'50"W | 37.08' | |
| L15 | N44°06'33"W | 90.45' | |
| L16 | N44°16'27"W | 34.78' | |
| L17 | N29°02'08"W | 30.94' | |
| L18 | N11°08'26"W | 18.19' | |
| L19 | N08°27'53"E | 26.65' | |
| L20 | N16°26'36"E | 45.15' | |
| L21 | N30°35'36"E | 11.39' | |
| L22 | N36°40'46"E | 19.06' | |

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING |
|-------|---------|----------|------------|---------------------|
| C20 | 177.30' | 965.00' | 10°31'37" | N57°30'01"E~177.05' |
| C22 | 42.89' | 25.00' | 98°17'23" | N03°06'31"E~37.82' |
| C23 | 53.80' | 235.00' | 13°07'00" | S39°29'40"E~53.68' |
| C24 | 44.65' | 235.00' | 10°53'06" | S27°29'37"E~44.58' |
| C25 | 63.31' | 50.00' | 72°32'33" | S14°13'12"W~59.16' |
| C26 | 75.15' | 50.00' | 86°06'55" | N86°27'04"W~68.27' |
| C27 | 64.99' | 50.00' | 74°28'21" | N06°09'26"W~60.51' |
| C28 | 23.18' | 25.00' | 53°07'48" | S04°30'50"W~22.36' |
| C29 | 69.12' | 165.00' | 24°00'06" | S34°03'07"E~68.62' |
| C30 | 90.26' | 546.00' | 9°28'17" | S48°40'58"W~90.16' |
| C31 | 196.53' | 546.00' | 20°37'23" | S63°43'49"W~195.47' |
| C32 | 36.21' | 25.00' | 82°59'39" | N32°32'40"E~33.13' |
| C33 | 35.86' | 50.00' | 41°05'40" | S11°35'41"W~35.10' |
| C34 | 90.61' | 50.00' | 103°49'43" | S84°03'22"W~78.71' |
| C35 | 76.98' | 50.00' | 88°12'26" | N00°04'26"E~69.60' |
| C36 | 23.18' | 25.00' | 53°07'48" | S17°36'45"W~22.36' |
| C37 | 42.83' | 25.00' | 97°00'21" | S57°27'20"E~37.45' |
| C38 | 36.01' | 465.00' | 4°26'11" | S71°49'25"W~36.00' |
| C39 | 208.24' | 465.00' | 25°39'29" | S56°46'34"W~206.50' |
| C40 | 74.23' | 1035.00' | 4°08'33" | N46°00'06"E~74.21' |
| C41 | 88.55' | 100.00' | 50°44'10" | N11°18'41"E~85.69' |

FINAL PLAT OF AUSTIN'S ESTATES PHASE 4A & 4B

49.55 ACRES

JOHN AUSTIN SURVEY, A-2
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
88 JOINT VENTURE - MARK CARRABBA
4104 HWY 21 EAST
BRYAN, TEXAS 77802
(936) 778-8850

SHEET 2 OF 2
SCALE: 1"=100' APRIL, 2006

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212

FP06-08

SCALE : 1" = 60'

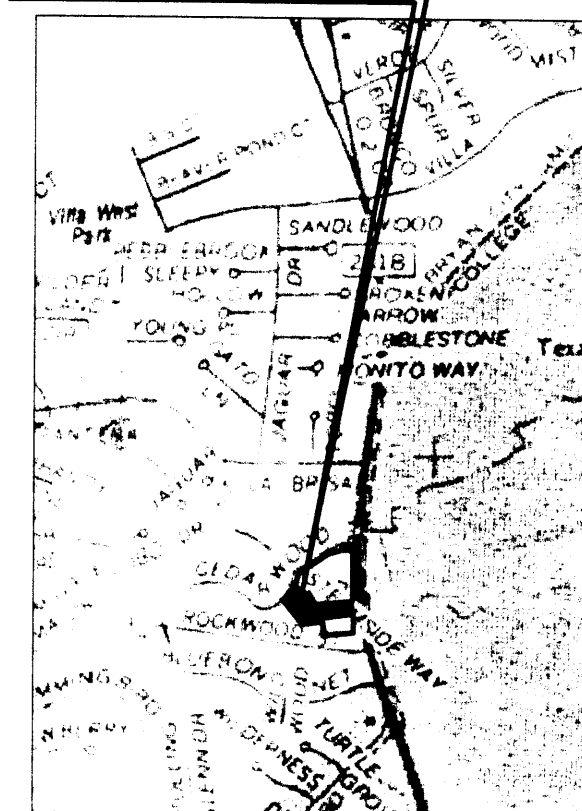
Original

Replat

N 45°26'05" E 22.00' (Plan) = L1
N 73°54'29" E 52.68' (Actual) = L2
N 73°00'41" E 53.62' (Deed) = L3
S 09°03'39" E 29.92' (Deed) = L3
S 09°15'55" E 30.02' (Actual)

N 46°36'50" E 22.64' (Actual) = L1
N 45°26'05" E 22.00' (Plat & Deed) = L1
N 73°54'29" E 52.68' (Actual) = L2
N 73°00'41" E 53.62' (Deed) = L2
S 09°03'39" E 29.92' (Deed) = L3
S 09°15'55" E 30.02' (Actual) = L3

Project Location



VICINITY MAP

- N.T.S. -

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett, P.E. No. 22790

REPLAT of ROCKWOOD PARK SUBDIVISION BLOCK B Lots B1-B6 4.128 ACRES

Vol. 3611 Pg. 37
.44 Acres

Vol. 6405 Pg. 172
.65 Acres

Vol. 6866 Pg. 64
.45 Acres

Vol. 734 Pg. 715
1.46 Acres

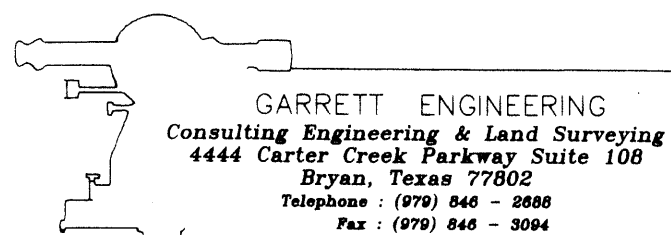
Vol. 7021 Pg. 276
1.019 Acres

ZENO PHILLIPS, A-45
Bryan,
Brazos County, Texas

SCALE : 1"=60' APRIL, 2006

Developer:

J.W. Chism
P.O. Box 570
Franklin Lakes, N.J. 07417
(201) 337-4497



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, John Wingfield Jr., the owner of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 6666 page 64, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

John Wingfield Jr.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Wingfield Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this day of 2006.

Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the day of 2006 and same was duly approved on the day of 2006 by said Commission.

Chairman, Planning and Zoning Commission
City of Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Charles Todd Kent, the owner of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 734 and page 715, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Charles Todd Kent

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Charles Todd Kent, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this day of 2006.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, J.W. Chism, the owner of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 734 and page 715, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

J.W. Chism

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared J.W. Chism, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this day of 2006.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of 2006.

City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of 2006, in the Deed / official Records of Brazos County Texas, in Volume

County Clerk, Brazos County, Texas

CERTIFICATE OF COUNTY CLERK

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of 2006.

Planning Administrator
City of Bryan, Texas

Reference Bearing and
Distance to City of
Bryan Monument
Marker #77
N 21°46'40" E- 2532.71'

RP06-08

VP06-01

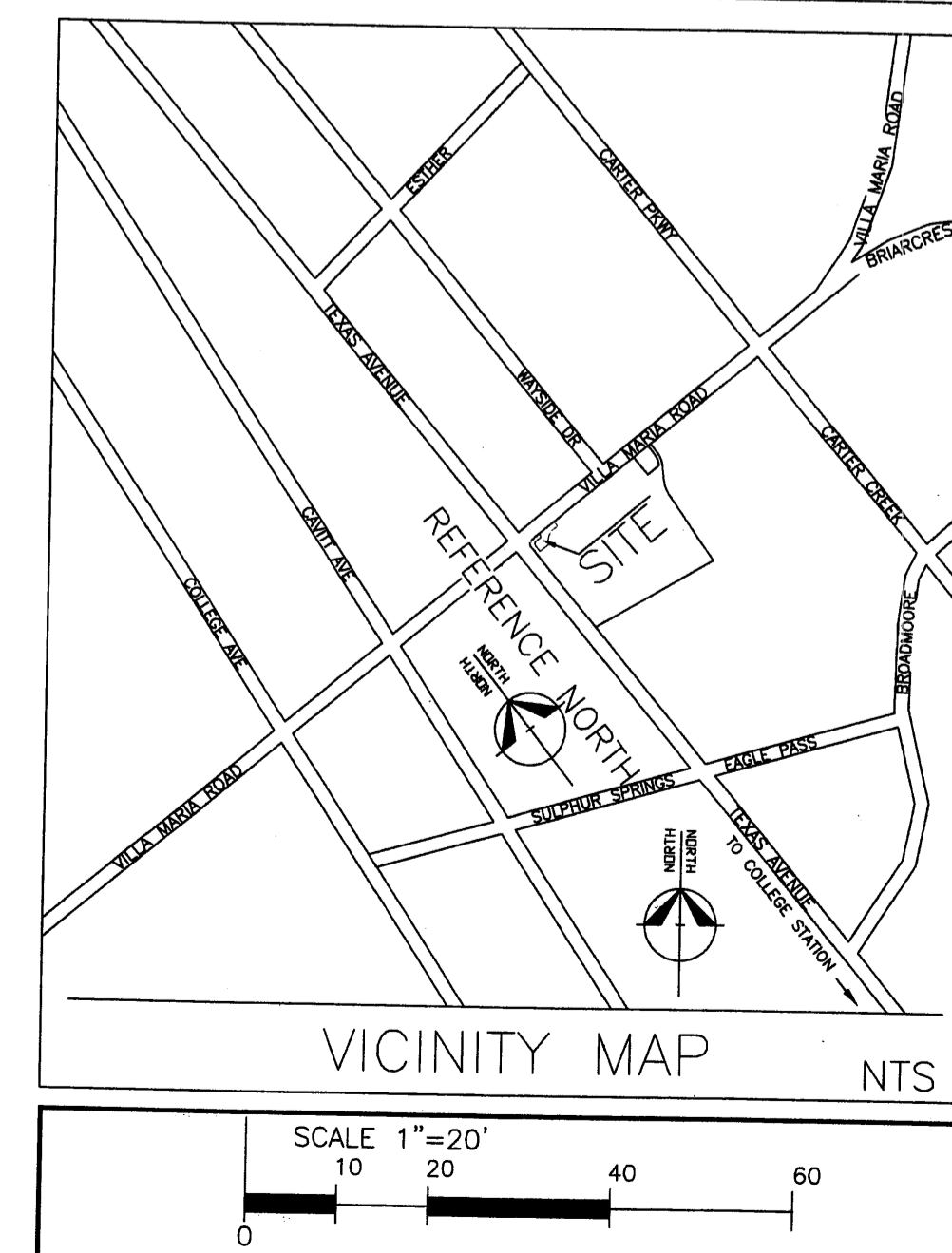
[illegible]

SITE INFORMATION

- **MISC/PLANETIUS BUILDING DATA:**
 - NUMBER OF STORES, 1
 - ROOF OVERHANGS = VARIOUS
 - BUILDING AREA LOT#4: 31,207sf
 - FINISH FLOOR ELEVATION: 1296.50'
- **SITE COVERAGE SUMMARY:**
 - TOTAL AREA LOT #4 = 0.716 acres
 - BUILDING AREA LOT #4 = 3,211 sf = 10.29%
- **LANDSCAPING:**
 - LANDSCAPING REQUIREMENTS MET FOR TEAS CENTER PROJECT
 - NO ADDITIONAL DEVELOPMENT AREA IN THE PROJECT
- **PARKING:**
 - PARKING REQUIREMENTS MET FOR ENTIRE SUBDIVISION
 - AS SUBMITTED FOR TEAS CENTER APPROVAL
 - PARKING SPACES AVAILABLE THIS LOT = 39
 - PARKING SPACES REQUIRED THIS LOT = 100 / 200ft² = 16
 - HC PARKING PROVIDED=2 VAN HC PARKING PROVIDED=2
- **FIRE PROTECTION:**
 - FIRE HYDRANT LOCATION SHOWN THIS SHEET
 - FIRESIDE LANE- HOSE WAY ROUTE SHOWN THIS SHEET
 - ENTIRE BLDG WITHIN 215' RADIOUS CIRCLE FROM FIRE HYDRANT
 - FIRE LANE MARKING SHOWN THIS SHEET
- **ZONING:**
 - RESIDENTIAL
- **FLOODPLAIN:**
 - NONE OF THIS PROPOSED DEVELOPMENT IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS DEFINED BY FEMA MAP #46041C10141 D DATED JULY 1992.
- **STORM WATER DRAINAGE:**
 - ON SITE STORM WATER- TO BE MANAGED WITHIN CITY REQUIREMENTS.
- **SITE GRADING & DRAINAGE:**
 - SHOWN BY SHEET C1.1
- **UTILITIES:**
 - UTILITIES LOCATION SHOWN THIS SHEET
- **LIGHTING:**
 - YARD LIGHTING PLACEMENT SHOWN THIS SHEET

GENERAL CONSTRUCTION NOTES

- PAINTED PAVING STRIPES AND MARKINGS BY OWNER
- ALL TRAFFIC AND PARKING SIGNAGE BY OWNER
- ALL STARBUCKS MENU BOARDS, DIRECTIONAL SIGNS, ORDER PICKUPS AND CLEARANCE SIGNAGE BY STARBUCKS
- ELECTRIC CONDUITS TO THESE ITEMS BY CONTRACTOR
- ALL IRRIGATION WATER LINES AND LANDSCAPING BY CONTRACTOR
- ALL HOVING SPACE, CURB RADIUS AS SHOWN BY "R"?
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINMENT AND PROTECTION OF ALL LAND AND SOILS WATER ASSOCIATED WITH THIS PROJECT. THE CITY SHALL USE ALL MEANS NECESSARY TO PREVENT OCCURRENCE OF W/ BLU
- _____ PROJECT SITE



STARBUCKS SITE PLAN

TEJAS CENTER STARBUCKS

601 EAST VILLA MARIA ROAD BRYAN, TEXAS

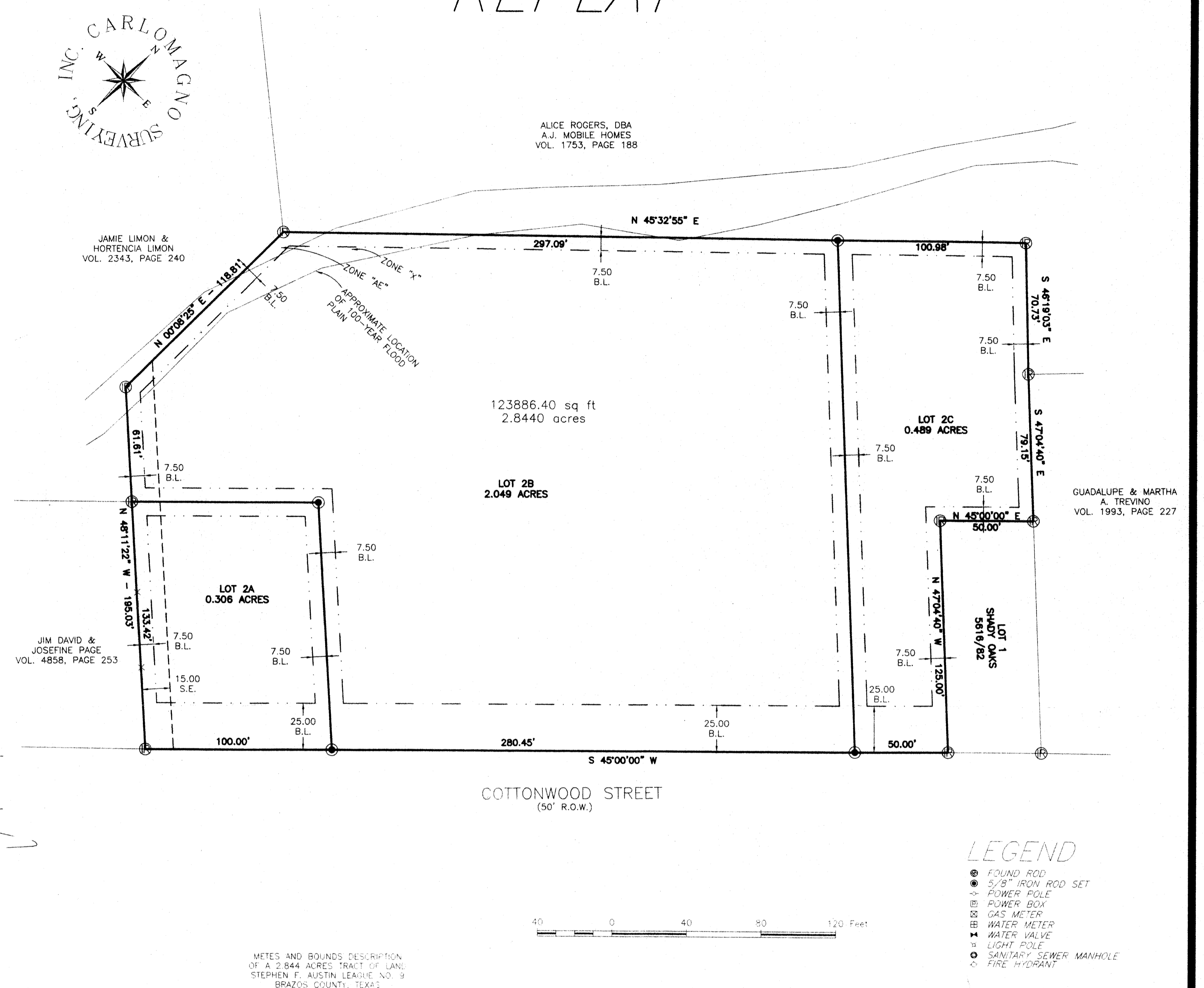
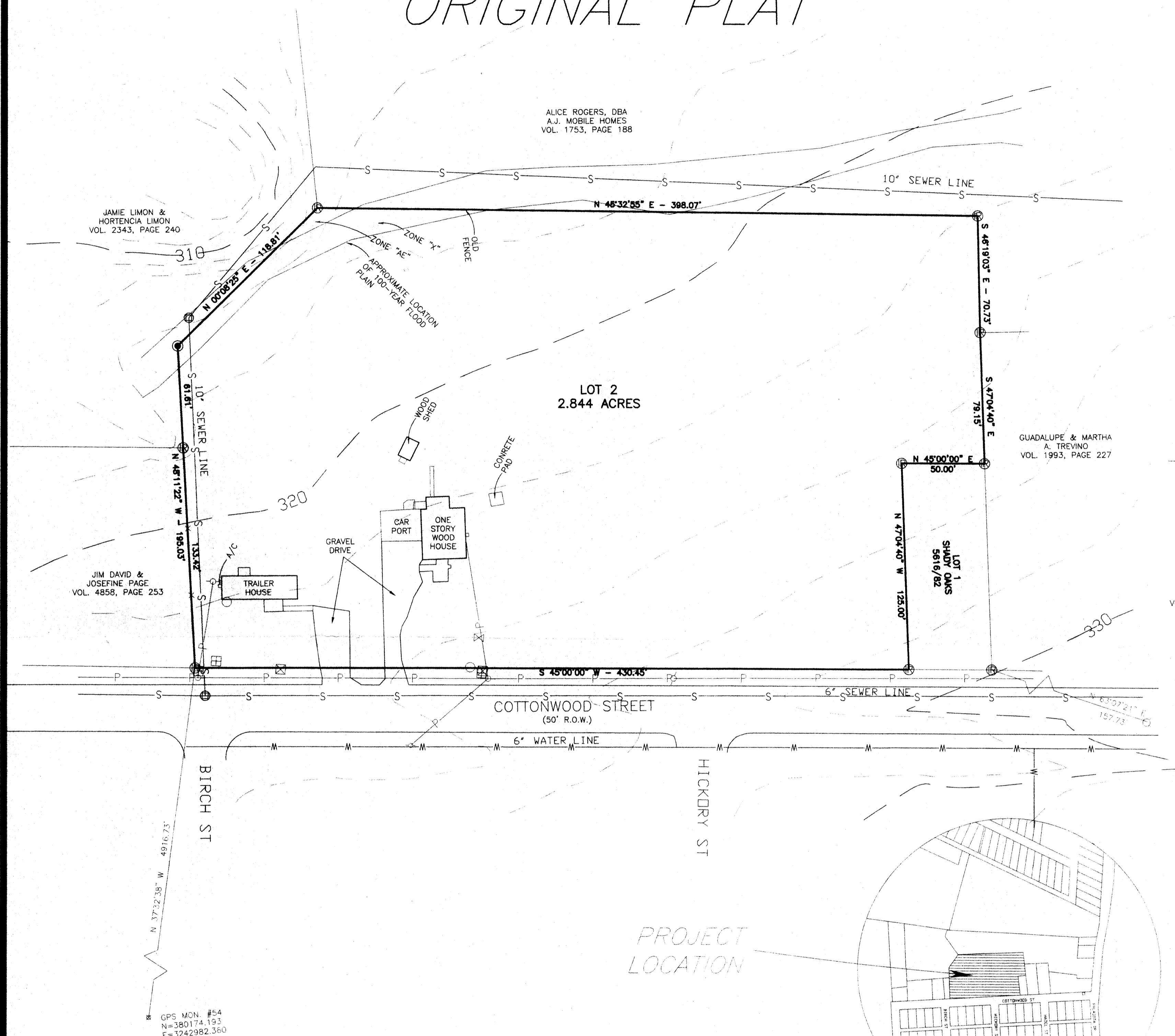
| | |
|---------|----------|
| DATE | REVISION |
| DRAWN | |
| CHECKED | |
| DATE | |
| 4/17/06 | |
| PROJECT | NUMBER |

SP1.1

SP05-55 #2

ORIGINAL PLAT

REPLAT



- NOTE:
- 1) All corners are 1/2" iron rods found unless otherwise noted.
 - 2) A portion of this tract is in the 100 Year Flood Plain according to the F.E.M.A. Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Community No. 48041, Panel Map No. 48041C0133 C, Effective Date: July 2, 1992.
 - 3) This property is zoned MU1- Mixed Use residential.
 - 4) The bearing basis of this survey is the southeast line of the previous deed as recorded in Volume 354, Page 109, of the Official Records of Brazos County, said bearing being S 45°00'00" W.
 - 5) Development on Lot 2B will require a Flood Plain Development Permit and an associated Flood Elevation Certificate certifying that the proposed minimum finished floor is a minimum of 1 ft. above the adjacent base flood elevation of 318.0 ft.

STATE OF TEXAS
COUNTY OF BRAZOS

I, the owner and developer of the land shown on this plat, being the tract or land as conveyed to me in the Official Records of Brazos County in Volume _____ Page _____ and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose stated.

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, the County Clerk in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the _____ day of _____, 2006, in the Official Records of Brazos County in Volume _____ Page _____.

[Signature]
Dante Carlomagno
Texas Registered Professional
Land Surveyor, Number 1562

County Clerk, Brazos County, Texas

VICINITY MAP

NOT TO SCALE

I, the undersigned, Planning Administrator and/or Registered Surveyor of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2006.

Planning Administrator, Bryan, Texas

City Engineer, Bryan, Texas

I, _____, the Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 2006, and the same was duly approved by said Commission.

Chairman, Planning & Zoning Commission, Bryan, Texas

LEGEND

- FOUND ROD
- 5/8" IRON ROD SET
- POWER POLE
- POWER BOX
- ⊗ GAS METER
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ LIGHT POLE
- ⊗ SANITARY SEWER MANHOLE
- ⊗ FIRE HYDRANT

0 40 80 120 Feet

REPLAT OF
LOT 2
SHADY OAKS SUBDIVISION
into
LOTS 2A, 2B & 2C
2.844 TOTAL ACRES
VOL. 5616, PAGE 82
STEPHEN F. AUSTIN LEAGUE NO. 9
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 40'



OWNER
PATRICK DIXON
1704 COTTONWOOD
BRYAN, TX, 77803
(979) 779-9363

CARLOMAGNO Surveying Inc
2714 Timberline Road, Bryan, Texas 77801
www.carlomagnosurveying.com
Phone (979) 775-2873, Fax (979) 775-4787, E-mail CS@CarlomagnoSurveying.com

DRAWN BY: A. WALLACE
J. Bailey

DRAWING NO. 06125
DATE: MARCH 23, 2006

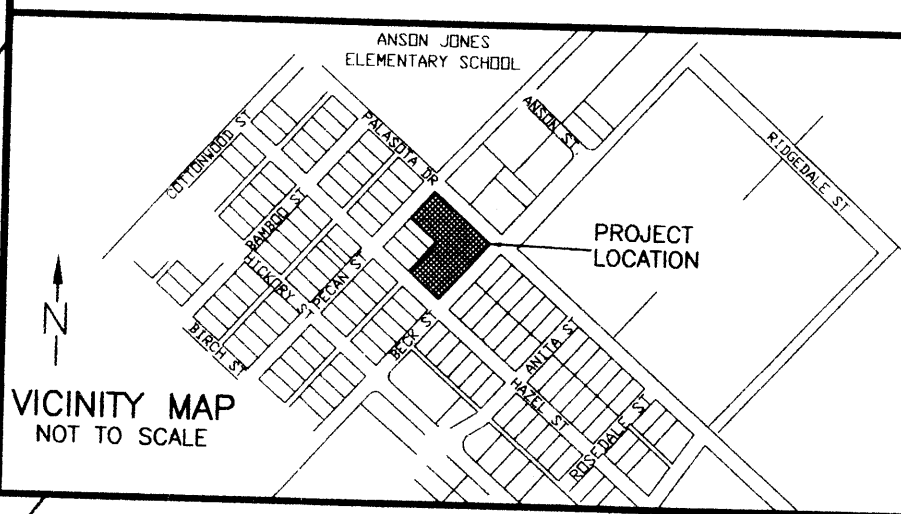
CURRENT/FORMER LANDOWNERS
LOTS 1-5, 9-10 AND 15' LOT 8
ATTIQ KAHN
5668/249
1/2 LOT 7 & 35' LOT 8
MRS. JOSEPHINE CATALINA
175/152
LOT 6 AND 1/2 LOT 7
SOFIA TREVIÑO CATES (BY WILL)
FORMERLY: RICHARD ZAMORANO AND PAULINE B. ZAMORANO
300/133

LEGEND:
5/8 INCH IRON ROD SET
LANDOWNER
WATER VALVE
WATER METER
VENT PLUG
TANK INLET
BOLLARD
UTILITY POLE
GUY WIRE ANCHOR
AERIAL ELECTRIC LINES
WOOD FENCE
CHAIN LINK FENCE
CONCRETE
EAVES
WATER LINE
GAS LINE
SANITARY SEWER LINE

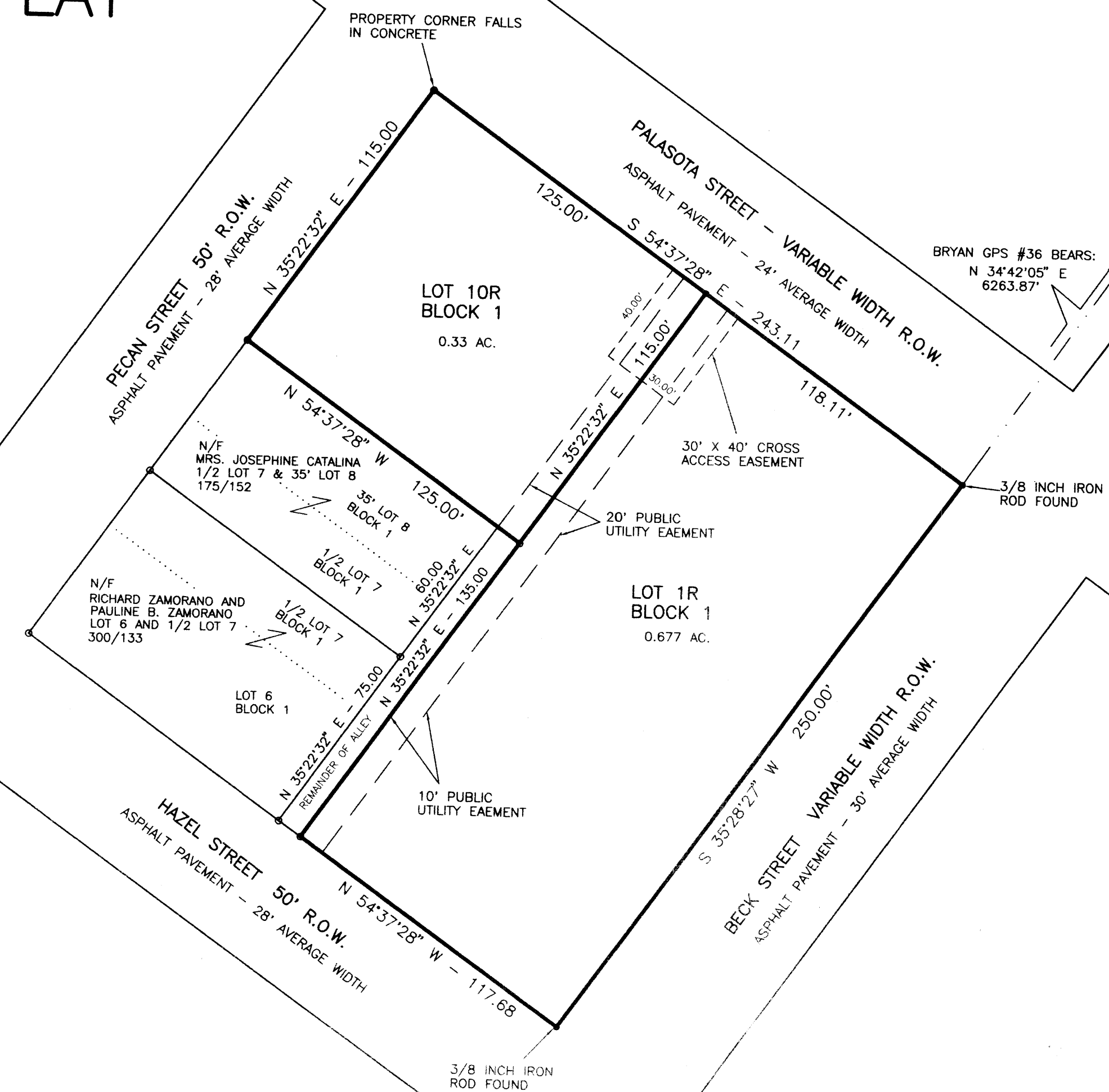
ORIGINAL PLAT

SCALE: 1" = 40'

40 0 40 80 120 Feet



REPLAT



GENERAL NOTES

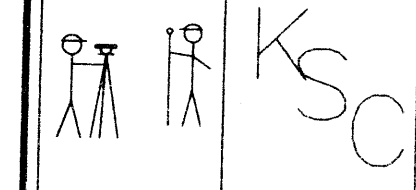
1. BEARING SYSTEM SHOWN HEREON IS BASED ON MAGNETIC NORTH AS ESTABLISHED IN THE FIELD.
2. BUILDING SETBACK LINES PER CITY OF BRYAN S.D.R.O.
3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100133 C, EFFECTIVE DATE: 07-02-1992.
4. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE INDICATED.
5. SUBJECT PROPERTY IS CURRENTLY ZONED "PD-B".
6. THE REMAINDER OF THE ALLEY SHOWN FOR THIS REPLAT WILL BE RETAINED BY THE CITY OF BRYAN FOR A PUBLIC UTILITY EASEMENT.

Received

APR 13 2006

Development & Engineering
Services

REPLAT
OF THE REMAINDER OF LOTS 1-5,
ALL OF LOTS 9 & 10,
15' OF LOT 8, AND A PORTION OF A
20' ALLEY, BLOCK 1
WOODLAWN ADDITION
VOLUME 112, PAGE 515
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 40 FEET
SURVEY DATE: JAN. 2006
PLAT DATE: 03-21-06
REVISED: 04-11-06
JOB NUMBER: 05-614
CAD NAME: 05-614R
CR5 FILE: 99-909 & 05-614(job)

PREPARED BY: KERR SURVEYING LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR:
ATTIQ KAHN
1409 PALASOTA, BRYAN, TEXAS 77803
(979) 822-0168

CERTIFICATE OF THE COUNTY CLERK

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the day of _____, 2006, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

Planning Administrator, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

City Engineer, City of Bryan

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1R, Block 1, Woodlawn Addition to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner(s)

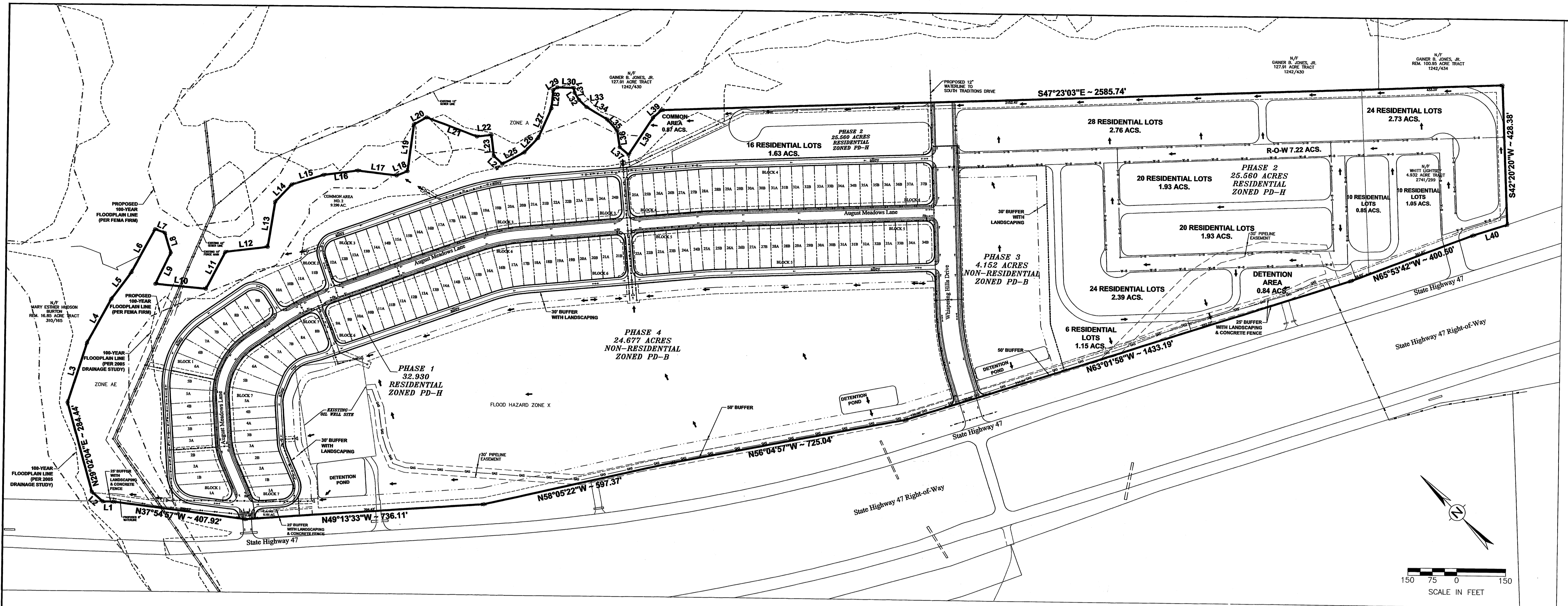
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2006.

Notary Public, Brazos County, Texas

2006-05 #2

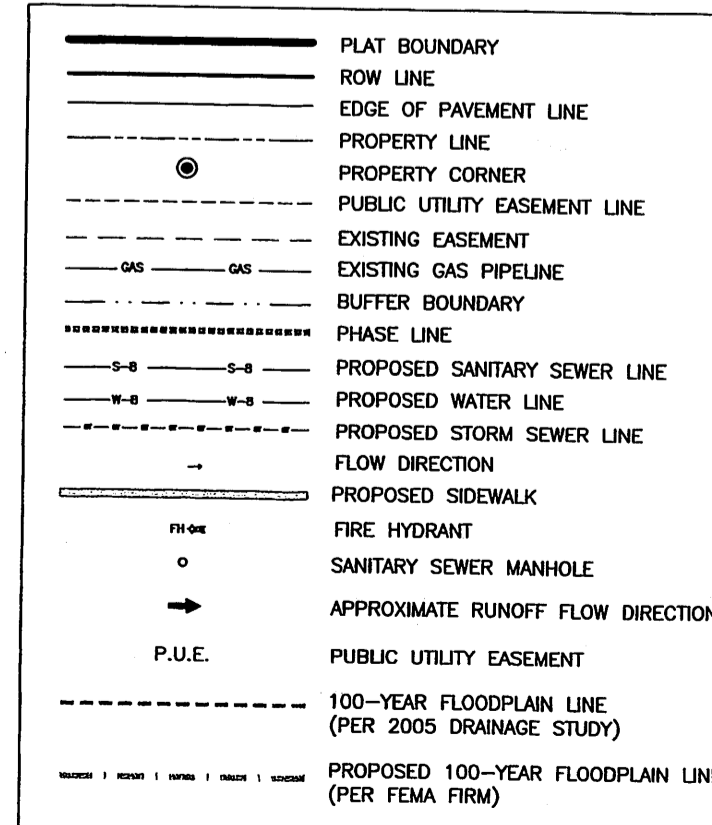


NOTES:

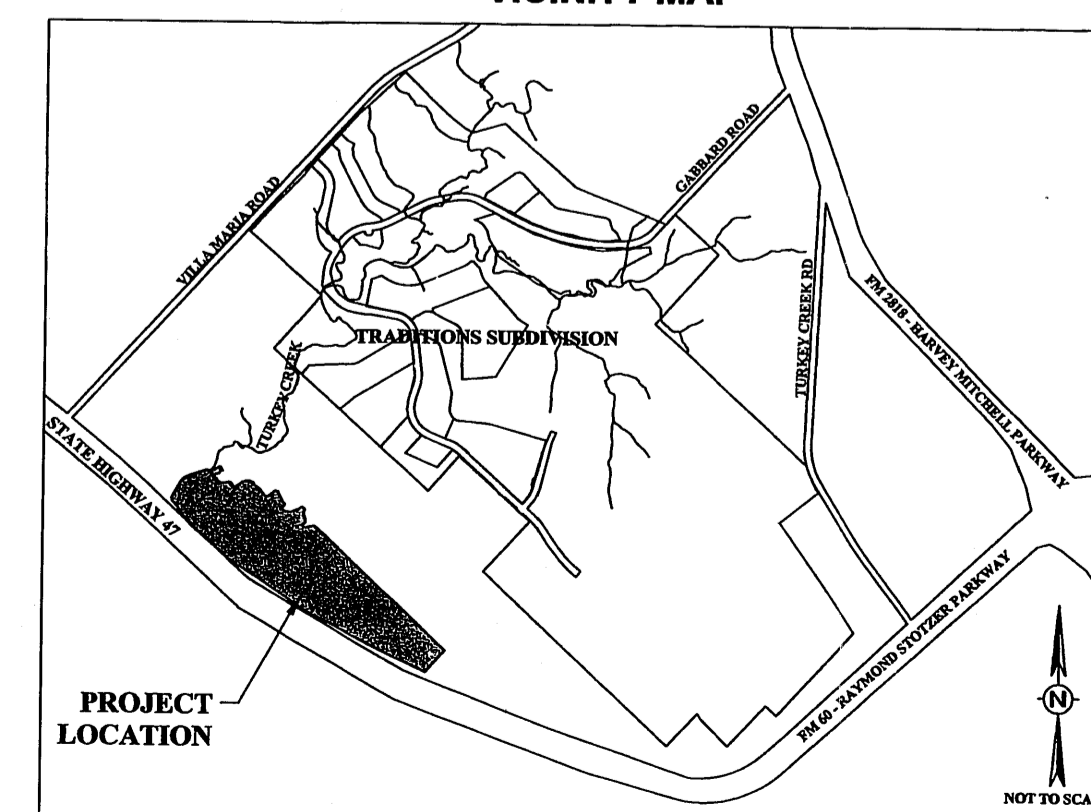
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM G.P.S. OBSERVATION.
- THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT DISTRICT, PD-B AND PD-H.
- A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0143-C AND 48041C0150-C, EFFECTIVE DATE: 07-02-1992. ALSO SHOWN ON THIS PLAN IS THE PROPOSED 100-YEAR FLOODPLAIN AS DETERMINED BY THE TURKEY CREEK DRAINAGE STUDY WHICH HAS BEEN SUBMITTED TO FEMA.
- BUILDING SETBACK LINES FOR PHASES 1 & 2 WILL BE AS FOLLOWS:
FRONT - THE MINIMUM FRONT SETBACK SHALL BE 15' SINCE ALL OFF-STREET PARKING IS LOCATED IN THE REAR OF THE UNIT AND NO CURB CUTS ARE PROVIDED ON THE FRONT/STREET SIDE.
SIDE - THE MINIMUM SIDE SETBACK SHALL BE 7.5'.
SIDE STREET - THE MINIMUM SIDE STREET SETBACK FOR MINOR STREETS IS 15', 20' FOR SECONDARY STREETS, 25' ON ARTERIAL STREETS, AND 10' ON ALLEYS.
REAR - THE MINIMUM REAR SETBACK SHALL BE 15' SINCE ALL OFF-STREET PARKING IS LOCATED IN THE REAR OF THE BUILDING.
BUILDING SETBACK LINES FOR FUTURE PHASES WITH NON-RESIDENTIAL DEVELOPMENT WILL BE AS FOLLOWS:
FRONT - THE MINIMUM FRONT SETBACK ON SH 47 SHALL BE 50'.
SIDE - THE MINIMUM SIDE SETBACK TO ABUTTING PROPERTY SHALL BE 15'.
SIDE STREET - THE MINIMUM SIDE STREET SETBACK ADJACENT TO ARTERIAL STREETS, COLLECTOR AND LOCAL STREETS IS 25'.
REAR - THE MINIMUM REAR SETBACK ADJACENT TO AN ALLEY OR ABUTTING PROPERTY IS 15'.
- CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
- OWNERSHIP OF THIS TRACT IS BY THE FOLLOWING DEEDS OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS: 1128/189, 1128/195, 1128/201, 1128/207, 1128/213, 1128/219 AND 1128/225.
- OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS AND LANDSCAPE BUFFERS WILL BE BY THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
- BUFFER REQUIREMENTS ARE AS FOLLOWS:
THE BUFFER BETWEEN RESIDENTIAL AND NON-RESIDENTIAL AREAS IS 30' WITH LANDSCAPING.
THE BUFFER BETWEEN RESIDENTIAL AND SH47 IS 25' WITH LANDSCAPING AND A 6' MASONRY/CONCRETE FENCE.
THE BUFFER BETWEEN NON-RESIDENTIAL AND SH 47 WILL BE IN ACCORDANCE WITH THE SH 47 OVERLAY REQUIREMENTS.
- DRIVEWAY ACCESS TO SH 47 WILL BE IN ACCORDANCE WITH TxDOT ACCESS REQUIREMENTS AND THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
- DRIVEWAY ACCESS TO WHISPERING HILLS DRIVE WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
- THE PROPOSED LAND USES FOR THE NON-RESIDENTIAL AND RESIDENTIAL LAND USES SHALL BE IN ACCORDANCE WITH THE USES LISTED ON THE LAND USE PLAN PREPARED FOR THE ZONING OF THE PROPERTY.

| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L1 | 33.16' | N44°01'53"W |
| L2 | 44.47' | N03°57'19"W |
| L3 | 192.42' | N62°18'56"E |
| L4 | 154.75' | N73°16'39"E |
| L5 | 101.84' | N81°43'17"E |
| L6 | 149.86' | N72°59'23"E |
| L7 | 31.62' | S24°26'14"E |
| L8 | 64.22' | S27°18'26"W |
| L9 | 105.69' | S71°04'28"W |
| L10 | 156.11' | S39°57'58"E |
| L11 | 127.08' | N72°36'55"E |
| L12 | 130.58' | S52°24'48"E |
| L13 | 140.95' | N53°40'59"E |
| L14 | 72.94' | N88°23'53"E |
| L15 | 102.48' | S62°28'06"E |
| L16 | 106.21' | S52°58'14"E |
| L17 | 120.58' | S38°08'17"E |
| L18 | 36.31' | S67°26'39"E |
| L19 | 145.33' | N52°02'42"E |
| L20 | 44.70' | S74°57'30"E |
| L21 | 165.69' | S24°48'44"E |
| L22 | 44.93' | S52°01'09"E |
| L23 | 65.46' | S37°49'34"W |
| L24 | 35.27' | S03°16'32"E |
| L25 | 76.32' | S73°02'11"E |
| L26 | 61.05' | N87°54'15"E |
| L27 | 100.15' | N68°35'34"E |
| L28 | 56.19' | N49°44'05"E |
| L29 | 15.08' | S78°16'24"E |
| L30 | 50.03' | S43°23'00"E |
| L31 | 14.56' | S34°39'19"W |
| L32 | 25.79' | S11°58'03"W |
| L33 | 31.83' | S01°31'31"E |
| L34 | 74.68' | S14°59'53"E |
| L35 | 46.38' | S02°40'43"W |
| L36 | 51.59' | S35°51'54"W |
| L37 | 35.42' | S04°58'10"E |
| L38 | 136.31' | N77°49'57"E |
| L39 | 34.89' | S86°36'24"E |
| L40 | 108.94' | N63°01'58"W |

LEGEND



VICINITY MAP



RESIDENTIAL PHASE SUMMARY:
PHASE 1 = 142 LOTS
PHASE 2 = 158 LOTS

MASTER PLAN

WHISPERING HILLS SUBDIVISION

87.318 ACRES

PHASE 1, 32.930 ACRES - RESIDENTIAL
PHASE 2, 25.560 ACRES - RESIDENTIAL
PHASE 3, 4.152 ACRES - NON-RESIDENTIAL
PHASE 4, 24.677 ACRES - NON-RESIDENTIAL

JOHN H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=150' APRIL, 2006 (REV.)

OWNER:
Whitt Lightsey
P.O. Box 9180
College Station, Texas 77842
(979) 229-8631

DEVELOPER:
Regency Properties
P.O. Box 9180
College Station, Texas 77842
(979) 229-8631

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77841
(979) 268-3195

ENGINEER:

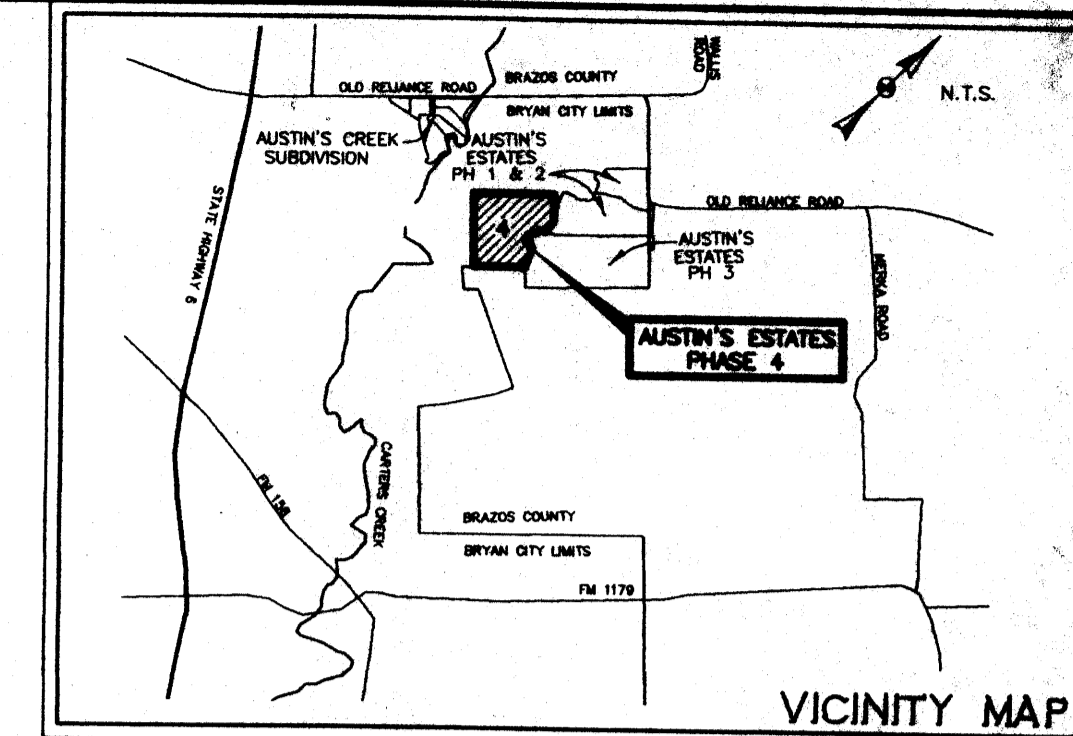
TEXCON
General Contractors
Ginger L. Urso, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 764-7743

#3
MP06-03

NOTES:

1. BASIS OF BEARINGS SHOWN HEREON IS THE PLAT CALL BEARINGS OF AUSTIN'S ESTATES SUBDIVISION-PHASE TWO ACCORDING TO THE PLAT RECORDED IN VOLUME 3660, PAGE 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. THIS 49.60 ACRE TRACT IS PART OF THE 88 JOINT VENTURE 405.01 AC. TRACT AS RECORDED IN VOL. 1029, PG. 850 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. A PORTION OF THIS TRACT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS COMMUNITY NO. 480082; PANEL NO. 0134C; EFFECTIVE DATE JULY 2, 1992.
4. THE FOLLOWING BUILDING SETBACKS APPLY:

| FRONT | SIDE | REAR | SIDE STREET |
|-------|------|------|-------------|
| 45' | 25' | 15' | 45' |
5. PHASE ACRES:
 PHASE 4A: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1-15 = 17.46 ACRES.
 4A: RESIDENTIAL LOTS IN BLOCK 2, LOTS 1-4 = 10.60 ACRES.
 4B: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1-11 = 13.01 ACRES.
 4B: RESIDENTIAL LOTS IN BLOCK 2, LOTS 1 = 3.60 ACRES
6. 1/2" IRON RODS SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
7. WATER SERVICE FOR AUSTIN'S ESTATES PHASE 4 WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.
8. THE 12" WATERLINE WILL BE EXTENDED THROUGH AUSTIN'S COLONY SUBDIVISION BY OTHERS.



| LOT LINE | BEARING | TABLE DISTANCE | DRAINAGE EASEMENT METES: LINE BEARING DISTANCE |
|----------|-------------|----------------|--|
| L1 | N62°45'49"E | 8.29' | L23 S15°57'30"E 28.12' |
| L2 | N52°14'12"E | 183.41' | L24 S05°27'50"E 58.96' |
| L3 | N45°03'10"W | 11.50' | L25 S47°45'43"W 97.29' |
| L4 | N67°56'56"E | 15.00' | L26 N53°19'14"W 50.00' |
| L5 | N81°04'34"E | 62.21' | L27 N11°22'03"W 89.71' |
| L6 | N43°56'50"E | 29.19' | |
| L7 | N74°02'30"E | 37.17' | |
| L8 | N81°02'51"E | 15.00' | |
| L9 | N40°18'32"E | 28.97' | |
| L10 | S74°02'30"W | 37.93' | |
| L11 | S36°21'48"W | 43.16' | |
| L12 | S74°02'30"W | 40.41' | |
| L13 | N75°49'50"W | 55.56' | |
| L14 | S43°56'50"W | 37.08' | |
| L15 | N44°06'33"W | 90.45' | |
| L16 | N44°16'27"W | 34.78' | |
| L17 | N29°02'09"W | 30.94' | |
| L18 | N11°08'26"W | 18.19' | |
| L19 | N08°27'53"E | 26.65' | |
| L20 | N16°26'36"E | 45.15' | |
| L21 | N30°35'36"E | 11.39' | |
| L22 | N36°40'46"E | 19.06' | |

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING |
|-------|---------|----------|------------|---------------------|
| C20 | 177.30' | 965.00' | 10°31'37" | N57°30'01"E~177.05' |
| C22 | 42.89' | 25.00' | 98°17'23" | N03°05'31"E~37.82' |
| C23 | 53.80' | 235.00' | 13°07'00" | S39°29'40"E~53.68' |
| C24 | 44.65' | 235.00' | 10°53'06" | S27°29'37"E~44.58' |
| C25 | 63.31' | 50.00' | 72°32'33" | S14°13'12"W~59.16' |
| C26 | 75.15' | 50.00' | 86°06'55" | N86°27'04"W~68.27' |
| C27 | 64.99' | 50.00' | 74°28'21" | N06°09'26"W~60.51' |
| C28 | 23.18' | 25.00' | 53°07'48" | S04°30'50"W~22.36' |
| C29 | 69.12' | 165.00' | 24°00'06" | S34°03'07"E~68.62' |
| C30 | 90.26' | 546.00' | 9°28'17" | S48°40'58"W~90.16' |
| C31 | 196.53' | 546.00' | 20°37'23" | S63°43'49"W~195.47' |
| C32 | 36.21' | 25.00' | 82°59'39" | N32°32'40"E~33.13' |
| C33 | 35.86' | 50.00' | 41°05'40" | S11°35'41"W~35.10' |
| C34 | 90.61' | 50.00' | 103°49'43" | S84°03'22"W~78.71' |
| C35 | 76.98' | 50.00' | 88°12'26" | N00°04'26"E~69.60' |
| C36 | 23.18' | 25.00' | 53°07'48" | S17°36'45"W~22.36' |
| C37 | 42.33' | 25.00' | 97°00'21" | S57°27'20"E~37.45' |
| C38 | 36.01' | 465.00' | 4°26'11" | S71°49'25"W~36.00' |
| C39 | 208.24' | 465.00' | 25°39'29" | S56°46'34"W~206.50' |
| C40 | 74.23' | 1035.00' | 4°06'33" | N46°00'06"E~74.21' |
| C41 | 88.55' | 100.00' | 50°44'10" | N11°18'41"E~85.69' |

Received

APR 19 2006

Development & Engineering Services

PRELIMINARY PLAN (NOT FOR RECORD) OF AUSTIN'S ESTATES PHASE 4A & 4B

49.55 ACRES

JOHN AUSTIN SURVEY, A-2
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
88 JOINT VENTURE - MARK CARRABBA
4104 HWY 21 EAST
BRYAN, TEXAS 77802
(936) 778-8850

SHEET 1 OF 1
SCALE: 1"=100' APRIL, 2006

PREPARED BY:
KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212

PP06-03 #2